

August 13, 2026

Minutes of the Washington County Commissioners'
Unorganized Territories Regular Meeting
Held August 13, 2026
in the Washington County Courthouse,
Probate Courtroom
Machias, Maine

Attending the meeting were:
Commissioner David C. Burns
Commissioner Billy Howard
Commissioner Courtney Hammond
Carla Manchester, Administrative Assistant
Stacy Benjamin, LUPC
Ben Godsoe, LUPC
Tony Santiago, Columbia Falls
Heron Weston, WCUT
Robert A. Simpson, Whiting
Tammy Gay, Deeds
Heather Green, Deeds
Paula Johnson-Rolfe, WCSO
Charles Rudelitch, SCEC
Leigh MacKeen, Whitneyville
Josh Rolfe, RCC / WCSO
Barry Curtis, Sheriff
Matt Carter, WCSO
David Lund, Buildings and Grounds
Matthew Stanhope, Buildings and Grounds
Colleen Brown, Whiting
Chris Sarao, Lubec
Paul Sylvain, MVNO
Megan Huffman, Finance
Wayne Jones, Trescott
Sondra Small, Finance
Wayne Small, Jonesport
Grace Falzarano, Finance
Jenny Windsor, Finance
Lisa M. Hanscom, EMA
Chrissy Day, EMA
Susan Sullivan, D.A.'s Office
Nancy Harrison, Lubec
Ed Harrison, Lubec
Martha Howell, Lubec
Diane Sarao, Lubec
Darlene Perry, Probate

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Commissioner Burns called the meeting to order at 4 p.m.

Commissioner Burns stated that prior to the regular meeting, the Caucus to elect members to the Budget Advisory Committee for District II was held. Commissioner Burns announced Karen Raye was voted in for the three-year term and has designated Brian Schuth of Eastport for her seat. Martha Howell will be completing a one-year term for the position that was vacated by Dan Daley.

The LUPC Presentation regarding the Comprehensive Land Use Plan Update was the first order of business. LUPC Executive Director Ben Godsoe and LUPC Planning Manager Stacy Benjamin were present to give presentation on the Comprehensive Land Use Plan (CLUP). Ms. Benjamin explained the new policy guidance is used in developing specific land use standards, delineating district boundaries and guiding development. Ms. Benjamin stated activities for the CLUP is currently underway. She provided a one-page overview of the CLUP and the process in updating the plan. Ms. Benjamin noted the Land Use Planning Commission (LUPC) is required by statute to adopt a CLUP. She noted the last CLUP was adopted in 2010 and the Commission voted to begin an update process in December of 2024. Ms. Benjamin explained there are three phases in updating the CLUP. Phase 1 is an initial outreach to gather information and public input. Interviews to begin this process has already happened for Phase 1. Also, in Phase 1, informational sessions will be held; public surveys will be available online; public in-person workshops will be held; and then a final proposal will be developed. Commissioner Howard asked what has been done to make the system easier. Ms. Benjamin stated this is the purpose of the process and that is why they are asking for input. Mr. Godsoe noted this update is an important function in deciding what needs to be worked on. Commissioner Howard stated the Board of Commissioners would be interested to see the results of the survey. Ms. Benjamin stated the final survey analysis should be available by the end of the year. She noted the draft of the CLUP will take two years to complete. Mr. Godsoe stated the process takes a lot of time, and noted the last CLUP took five years to complete. Mr. Godsoe also stated each county is unique and it is up to the County to prioritize what is wanted. Commissioner Burns pointed out that there are 10 million acres of Unorganized Territories within the State of Maine. He asked what portion of that is in our County. Mr. Godsoe responded that he was not sure, but that it is a big portion of it. Mr. Godsoe noted Wayne Jones has been a great addition to the Commission. He thanked the Board of Commissioners for their time and input.

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The regular business of the Unorganized Territories proceeded at 4:21 p.m.

**Approval of the U.T. regular meeting minutes of July 9, 2026
(Hammond / Howard, 3-0)**

AGENDA ITEM: Old Business
None

AGENDA ITEM: Monthly Report

Unorganized Territories Supervisor Heron Weston's monthly report was submitted. (See attached)

Heron stated he had to let his current ACO go. Jessica Lewis, was terminated on 8/16/26. He stated that, by statute, he has been filling in. Heron stated he is still working on the logistics of having a regional ACO position. Heron presented a contract for an Animal Control Officer to cover the western Unorganized Territories. The new contract is with Debbie Lee McLain for an amount of \$4000.00 per year, plus \$25.00 per hour and \$0.76 per mile for callouts. It also includes shelter services.

***MOTION* Commissioner Burns moved to approve the contract with
Debbie Lee McLain for ACO Services as presented.
(Burns / Howard, 3-0)**

This contract covers domesticated animals only.

Heron stated that he will continue working on filling ACO positions for the other U.T. areas that are still needing coverage. He asked if the Commissioners would allow him to hire someone and get them started right away instead of waiting for the next Commissioners meeting. Heron noted anyone that is hired would need to be certified. By consensus, the Commissioners gave Heron permission to hire ACO's as needed.

AGENDA ITEM: TIF Grant Committee Update

Sunrise County Economic Council Executive Director Charles Rudelitch submitted a written report. (See attached.)

Charles stated the TIF Grant Committee has been working with the

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Finance Department to determine how to allocate the 2025 funds received from the TIF District covering Stetson Wind Farm.

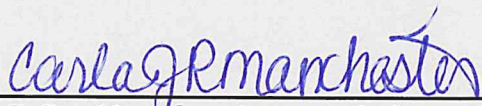
AGENDA ITEM: Public Comment

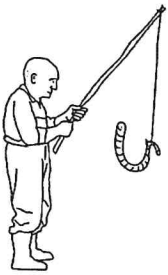
State Representative Tiffany Strout questioned who approves loans for the TIF funds. Charles Rudelitch explained applications are accepted by SCEC who administers the TIF Funds. Applications are reviewed by the TIF Committee and recommendations are brought to the Commissioners. The Commissioners must approve the loans. Charles noted loans are restricted to Economic Development. Representative Strout asked what happens with the funds if no money is used. Charles responded that when the TIF District ends, first generation funds go back to the State. Stacy Benjamin of the LUPC asked if funds can be used for planning. Charles responded that they can. Representative Strout asked about the interest earned on the funds; where does that go. Charles stated there are questions as to how the interest money can be used. This is a question currently being explored.

ADJOURNMENT

4:44 p.m.

ATTEST:


Carla J.R. Manchester, Admin. Asst.



Maine Land Use Planning Commission Comprehensive Land Use Plan Update



What is the Comprehensive Land Use Plan (CLUP)?

- The Land Use Planning Commission (LUPC or the Commission) is required by statute to adopt a CLUP.
- The CLUP is used "...as a guide in developing specific land use standards and delineating district boundaries and guiding development and generally fulfilling the purposes of..." the LUPC statute.
- The last CLUP was adopted in 2010 and **the Commission voted to begin an update process in December 2024.**

Why update the CLUP now?

- In 2012, the Maine legislature made several changes to the statute that applies to the Commission's activity (P.L. 2011, ch. 682 enacting LD 1798)
→ **a new plan would improve consistency with these changes.**
- Many of the goals and policies of the 2010 CLUP have been accomplished
- Maine and the world have changed since 2010
→ **a new plan would be based on current information and be more forward facing.**

What does the CLUP update process include?

The CLUP update will happen in three phases:

Phase 1: Pre-Process (In progress). Information gathering and public input. Staff are conducting the following activities:

- a. *Initial Outreach Interviews.* Completed. Final report available online.
- b. *Informational Sessions.* Ongoing. Next session to take place in September 2026.
- c. *Public Survey.* Available online July to September 2026.
- d. *Public Workshops.* Coming Winter/Spring 2026/2027.
- e. *Final Proposal.* To be developed Winter 2027.

Phase 2: Update Process. Updating the goals and policies of the CLUP.

Phase 3: Adoption Process. Adoption through the legislature.

What comes next?

While LUPC staff are working on the update process, **you can:**

- Take the CLUP Pre-process [Survey!](#) Request a paper version by contacting the LUPC via email or phone below.
- Visit the CLUP update website: <http://maine.gov/dacf/clupdate>.
- Sign up for GovDelivery updates about the CLUP process on the website.
- Contact the LUPC with your thoughts and suggestions for the CLUP.



Contact Us & Visit the CLUP Website

Phone: (207) 441-3761

Email: CLUPdate.lupc@maine.gov

Website: maine.gov/dacf/clupdate





83 Court St
PO Box 297
Machias, ME 04654
(207)255-8919
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UNORGANIZED TERRITORIES MONTHLY REPORT

August 13th, 2026

1. 911 Addressing

- a. Working with Cherryfield Foods, this office has assigned addresses to all the new windmills (and corresponding new roads) on the Barrens in T18 MD & T24 MD.
- b. A number of new roads and addresses have been added in the subdivisions off Route 9 in T24 MD.
- c. Street signs have been added/replaced in the Chain Lake area in Day Block Twp.

2. Bridges

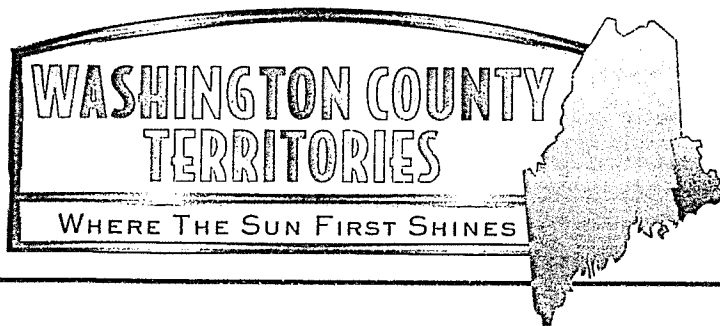
- a. Engineering work has begun on the Shadagee Rd crossing over Little Mopang Stream.
 - i. Hydraulic analysis at this time suggests a 21 ft bridge will be needed
 - ii. Current timeline has construction taking place in September of 2027
 - iii. TIF funds are a potential funding source as the project supports economic activities (farm roads)

3. Trescott Community Resilience Committee

- a. This group, with funding from the governor's office, has hired a consultant from Sunrise County Economic Council, to perform a Vulnerability/Risk Assessment for Trescott Twp. This project will look at how local natural hazards, climate shifts, and human activities threaten community assets, infrastructure, and vulnerable populations.

4. Animal Control Services

- a. The current UT ACO, Jessica Lewis, has been terminated (effective 8/16/26).
- b. A discussion among town officials about a regional ACO position in the Cobscook area has received a positive response since the majority of these towns also lost their ACO.
- c. In other areas, efforts are underway to contract with existing ACOs to cover nearby UTs.
- d. ACTION ITEM
 - i. Approve contract with Stanley McLain Jr to cover western UTs
 1. \$2,500 stipend per year
 2. \$25/hr and \$0.76/mile callout



83 Court St
PO Box 297
Machias, ME 04654
(207)255-8919
supervisor@wcut.maine.gov
www.wcut.maine.gov

ANIMAL CONTROL COVERAGE CONTRACT

Between Stanley McLain and the Washington County Unorganized Territories, Maine

This Agreement is made this **August 13th, 2026**, by and between **Stanley McLain**, residing at 460 Hatchery Rd, Deblois, ME 04622, hereinafter referred to as the *Animal Control Officer (ACO)*, and the **Washington County Unorganized Territories**, with a mailing address of PO Box 297, Machias, ME. 04654, hereinafter referred to as the *UT*.

1. Term of Agreement

This Agreement shall commence on **August 13th, 2026**, and shall remain in effect until **June 30, 2027**, unless sooner terminated as provided herein.

2. Scope of Services

The Animal Control Officer shall:

- Enforce all State of Maine animal welfare laws (including Title 7, M.R.S. §3911 et seq.) and municipal ordinances related to animal control within the Washington County Unorganized Territories.
- Respond to animal control complaints and emergencies within the UT in a timely and professional manner.
- Pick up stray or abandoned domestic animals and transport them to a shelter designated by the UT.
- Issue warnings or summonses for violations of animal control laws as necessary.
- Provide monthly written reports of animal control activity to the UT.
- Be available for on-call services and maintain a publicly available contact number.

3. Compensation

The UT agrees to pay Stanley McLain a **\$2,500 per year** stipend. In addition, Mr. McLain will receive **\$25/hr** and **\$0.76/mile** when responding to an incident in the UT.

4. Expenses

The ACO shall be responsible for providing their own vehicle, equipment, insurance, and phone unless otherwise specified. The UT agrees to reimburse the ACO for pre-approved expenses such as shelter fees or veterinary costs related to the performance of official duties.

5. Insurance and Liability

The ACO agrees to maintain general liability insurance, vehicle insurance, and to register as an Independent Contractor with the Maine Worker's Compensation Board .

6. Compliance

The ACO agrees to comply with all applicable state statutes and regulations, including mandatory training and certification through the Maine Animal Control Officer program.

7. Independent Contractor

The parties agree that Stanley McLain is an independent contractor and not an employee of the UT. Nothing in this Agreement shall be construed as creating an employer-employee relationship.

8. Emergency Coverage by Substitute Animal Control Officer

In the event of an emergency, Stanley McLain may authorize another Maine State Certified Animal Control Officer (ACO) to respond to calls within the UT. Any substitute ACO shall be supervised and compensated solely by Stanley McLain and shall not, under any circumstances, be considered an employee, agent, or representative of the UT.

9. Termination

This Agreement may be terminated:

- By either party with 30 days' written notice;
- Immediately by the UT for cause, including failure to perform duties;
- Upon mutual agreement in writing.

10. Coverage Area

This agreement is to provide ACO services to the following townships: **Centerville Twp, Day Block Twp, Devereaux Twp, T18 MD, T19 MD, T24 MD, T25 MD, and T30 MD.**

11. Miscellaneous

- This Agreement constitutes the entire understanding between the parties.
- Any modifications must be in writing and signed by both parties.
- This Agreement shall be governed by the laws of the State of Maine.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

WASHINGTON COUNTY COMMISSIONERS

ANIMAL CONTROL OFFICER

David C Burns

Stanley McLain

Billy Howard

Date

Courtney Hammond

PO BOX 485
Cherryfield, ME 04622
(207)598-7636

**WASHINGTON COUNTY UNORGANIZED TERRITORIES
TAX INCREMENT FINANCING DISTRICT LOAN & GRANT PROGRAM**

*A PROGRAM OF WASHINGTON COUNTY GOVERNMENT
ADMINISTERED BY SUNRISE COUNTY ECONOMIC COUNCIL*

Report to the County Commissioners - August 10, 2026
prepared by SCEC, Executive Director – Charles Rudelitch

There are three updates this month and no action items:

Update 1 – Epping Volunteer Fire District Downeast Wind TIF Grant

The \$270,123 grant to the Epping Volunteer Fire District from the Downeast Wind TIF has been disbursed to the grantee. I have reached out to Cecil to ask about the expected delivery date for the brush truck.

Update 2 – Cobscook Institute Loan

The \$162,439 loan to the Cobscook Institute closed in July. The installation of the solar panels and inverters is nearly complete.

Update 3 – Allocation of 2025 Stetson Wind TIF funds

In 2025, the county received just under \$300K in funds related to the TIF district covering the Stetson wind farm near Danforth. About \$160K was returned to the owner of the windfarm under the credit enhancement agreement leaving roughly \$140K to be used to fund development activities under the development program for that TIF district.

The UTTIF grant committee is working with the county finance department to determine the current balances in the sub-accounts related to the Stetson TIF and to separate out the funds related to loan repayments in the revolving loan sub-account. For reference, there was just under \$1.6 million in the Stetson UT TIF account in early August. We anticipate making recommendations to the commissioners about how to allocate the remaining funds from the 2025 payment once we have updated sub-account balances.

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